

THE LIVABILITY PROJECT

BUILDING MORE LIVABLE COMMUNITIES

PUBLIC CHARRETTE WORKSHOP REPORT: GREEN HILLS



JULY 2012

TABLE OF CONTENTS

INTRODUCTION TO THE LIVABILITY PROJECT	2
WORKSHOP PARTICIPANTS AND FACILITATORS	4
LIVABLE GREEN HILLS	
<i>Workshop Agenda</i>	5
<i>Map and Site Photographs</i>	6
<i>Group Maps and Notes</i>	8
<i>Workshop Photographs</i>	16
<i>Community Recommendations and Visualizations</i>	18
IMPLEMENTATION	
<i>Ideas Toolbox</i>	20
<i>Livability Core Checklist</i>	22
ACKNOWLEDGEMENTS	24

AN INTRODUCTION TO

The aging baby-boomer population of Nashville and across the United States has created a demographic shift in recent years. In 2000, the largest segment of Nashville's population (24%) was between the ages of 21-34, greatly outnumbering those 65 years and older by more than half. It is estimated by 2018, both age groups will be equal in number. This dramatic shift has been an incentive for cities across the country to reexamine the livability of their communities and implement changes that meet the universal needs of a multi-generational citizenry.

The city of Nashville has been no exception in examining the needs of an ever-changing population. As a result, The Nashville Livability Project, an initiative by Mayor Karl Dean and Vice Mayor Diane Neighbors, was created in 2009 following the research and recommendations of the Livable Community Task Force. Since inception, it has been the goal of the Nashville Livability Project to address the issues of the aging Nashville population and examine the obstacles in creating a more livable and universally designed city for all generations, community by community.

From AARP's A Report to the Nation on Livable Communities:

"Unless America makes a commitment to livable communities, baby boomers and other persons of a range of ages and with a variety of abilities will find it difficult to age successfully and remain engaged with their communities. The shortage of affordable and well-designed housing, mobility options, and opportunities for community engagement make it difficult for persons to maintain independence and a high quality of life. On the other hand, those communities that design for livability empower their residents to remain independent and engaged, and offer a better quality of life."

In an effort to improve the quality of life for the people of Nashville, the Nashville Civic Design Center partnered with The Nashville Livability Project to facilitate a series of public workshop charrettes to address livability concerns. Workshops were done in the Madison and Sylvan Park communities in 2011, and in Green Hills in June 2012; these communities were chosen for their dynamic make-up of citizens that span both younger and baby-boomer generations. The public workshops focused on livability concerns such as housing types, healthcare, transportation, walkability, food access, active learning, civic organizations, entertainment, convenience, safety, technology, and beautification.

After addressing their livability concerns, the community members then compiled a final list of recommendations for improving their respective communities in a manner that would allow all citizens to live cohesively and independently while fostering strong communities for future generations.

To read the Livable Community Task Force report,
"Creating a Livable Community for All Ages: The Nashville Livability Project," please visit:
<http://www.nashville.gov/neighborhoods/docs/livablecommunitiesreport.pdf>

THE LIVABILITY PROJECT

In the public charrette workshops, community members analyzed the livability of their respective communities based on a variety of concerns. These factors, listed below, measure the overall success of a community's livability for current citizens and future generations.

ACTIVE LEARNING

Parks, (active, passive) community center, senior center(s), continuing education options

BEAUTIFICATION

Streetscaping, parks, yards

CIVIC

Library, museum, performance, music venues, post office, schools

CONVENIENCE

Dry cleaners, gas, drugstore, shopping/clothes, electronics

ENTERTAINMENT

Movies, bars, restaurants, art galleries, athletic facilities

FOOD ACCESS

Community gardens, grocery stores, restaurants, farms, farmer's markets, community-supported agriculture

HEALTH CARE

Access to doctors, hospitals, pharmacies, rehabilitation centers, athletic facilities, yoga studios

HOUSING TYPES

Availability of a mixture of all residential types (single family homes, town homes, duplexes, multi-use, apartments, condominiums, cohousing, retirement homes).

SAFETY

Police, fire department, lighting, density, neighborhood watch

TECHNOLOGY

"Getting Wired" – communities that utilize wireless technology to stay connected

TRANSPORTATION

Bus, walkability, bikeability, shuttle, car, accessibility for motorized wheelchairs

WALKABILITY

Sidewalks, bike lanes, greenways, playgrounds, alleyways, crosswalks, and lights

GROUP PARTICIPANTS

LIVABLE GREEN HILLS ATTENDEES

Carter Todd • Brent Smith • Doug Smith • Jason Biddle • Nellie Kay Hasvell • Renee Draughan •
David P. Crabtree • Diane Neighbors • Mary Jon Hicks • David Widmer • Joanne Bertone •
Sean McGuire • Jimmy Granbery • Betsy Jones • John Boone • Don Rogers • Phil Schorreh •
Holli Passmore • Greg Reichert • Norah Buikstra • Ann Bishop • Van Cluck

MEETING FACILITATORS

Gary Gaston, Nashville Civic Design Center
Brent Hunter, Van Pond Architect, PLLC
Julia Landstreet, Nashville Civic Design Center
Stephanie McCullough, Nashville Civic Design Center
Kate Monaghan, Partnering Services
Hind Sami, Nashville Civic Design Center, Volunteer
Meghan Scholl, Nashville Civic Design Center, Intern
Ron Yearwood, Nashville Civic Design Center

GREEN HILLS CHARETTE AGENDA

- | | |
|--|------------|
| 1. WELCOME | 9:00 A.M. |
| Why we're here | |
| <ul style="list-style-type: none">• The Nashville Livability Project• The Livability "Core" concept• Results of other Livability Charrettes | |
| 2. IDEA TOOL BOX | 9:20 A.M. |
| There are great things happening in Green Hills, and other communities that encourage residents to be active and engaged. | |
| 3. WHAT SHOULD BE IN GREEN HILLS' *LIVABILITY CORE? | 9:45 A.M. |
| Small group discussions on what Green Hills needs. | |
| <ul style="list-style-type: none">• What are the important natural features in and around Green Hills?• What's already available that helps residents to be active and engaged?• Setting the Livability Core parameters?• What's missing?• Recommendations | |
| 4. WHAT WE LEARNED? – SMALL GROUP REPORTS | 10:45 A.M. |
| 5. NEXT STEPS | 11:15 A.M. |
| What happens with what we've learned today | |
| 6. ADJOURN | 11:30 A.M. |

*LIVABILITY CORE

A recent Gallup Poll/Knight Foundation study of 23 U.S. cities, entitled "The Soul of the Community," looked at what generated residents' loyalty to and passion for the places they live. The study found that three things overwhelmingly drive citizens' love for their communities and make them want to stay: social Offerings (fun things to do, entertainment venues and places to meet); openness (how welcoming a place is to all kinds of people); and community aesthetics (such as its physical beauty and green spaces). The study also found a significant connection between this love of community and an area's economic growth, due they hypothesize, to the tendency of people who are passionate about their community to be more entrepreneurial and invest for the long-term.

The findings of "The Soul of the Community" study led the Nashville Livability Project to develop a unique way of helping people understand the "softer" side of livability – less focused on traffic issues and more on what is unique and appreciated in a neighborhood or community. The Livability Core concept looks at how concentrating livability factors in a mile-wide area that is walkable and accessible for people of differing ages, physical abilities, income levels and interests could increase the quality of life for those living in the Core as well as on its periphery. The Livability Project team introduced the Livability Core concept to the Madison and Sylvan Park communities in 2011 through Livability workshop charrettes and the response in both communities has been very positive.

GREEN HILLS MAP



Above: The red outlined area on the street map indicates generally identified boundaries of Green Hills



Woodmont Park



Green Hills, Family YMCA

AND SITE PHOTOGRAPHS



Street View



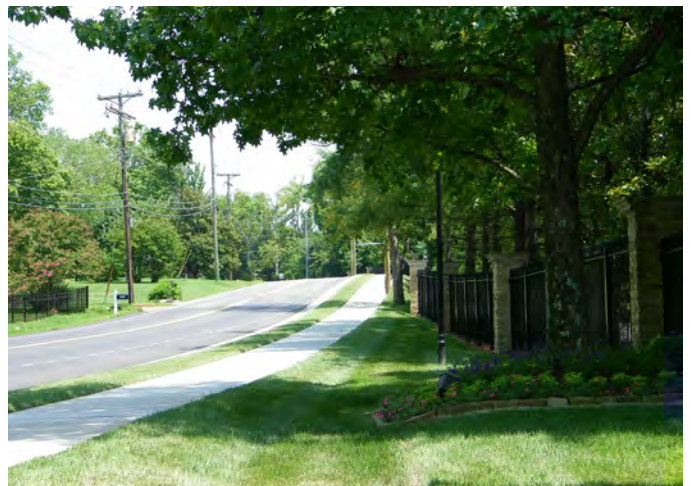
The Mall at Green Hills



Hillsboro High School



Green Hills Streetscape



Community Walkways

1 Green Hills/Lipscomb Community Features

0 1/4 MILE 1/2 MILE 1 MILE

1 inch = 500 feet

Need:
- Another Hotel /
- Connected to Mall
- Outdoor dining / cafe's
- w/ outdoor drinking

Legend:

- MTA Stop
- Community Plans Proposed Greenway
- Buildings
- Sidewalks
- Libraries
- Paved Parking
- Unpaved Parking
- Bike Lane Planned
- Railroads
- Streams
- Parks
- Parcel Lines
- MTA Routes

8

GROUP ONE NOTES

TOP FIVE things that add to more livable core:

1. Realign intersections that do not connect -
Glen Echo and Crestmore
2. Connecting Roads and/or pedestrian pathways from F. Scotts to Green Hills Mall; and Hill Center to Bandywood
3. Connect Bus routes on Hillsboro and Belmont Blvd with a neighborhood connector route
4. Better sidewalks within residential areas to unify
5. More density to support public transportation

Hill Center – YMCA parking is used up

Urban Design Overlays (UDO)

Donut Den

Turn lanes at important intersections - Abbot Martin and Glen Eden at Estes

Make it easier for people living in the area to get to the core (walking)

The more dense, the less likely people will get in their cars

Explore Light rail and Bus Rapid Transit options for connecting Hillsboro Pike to Downtown

Make the area a more enjoyable experience

Create attractive bus stops

Safety is a big concern for pedestrians

Hotels- need a nice hotel (4 Star preferred) that is accessible from the mall

Looking for: trendy, Boutique

Something tall or increased height

Walkable community with art

Add fountains and roundabout

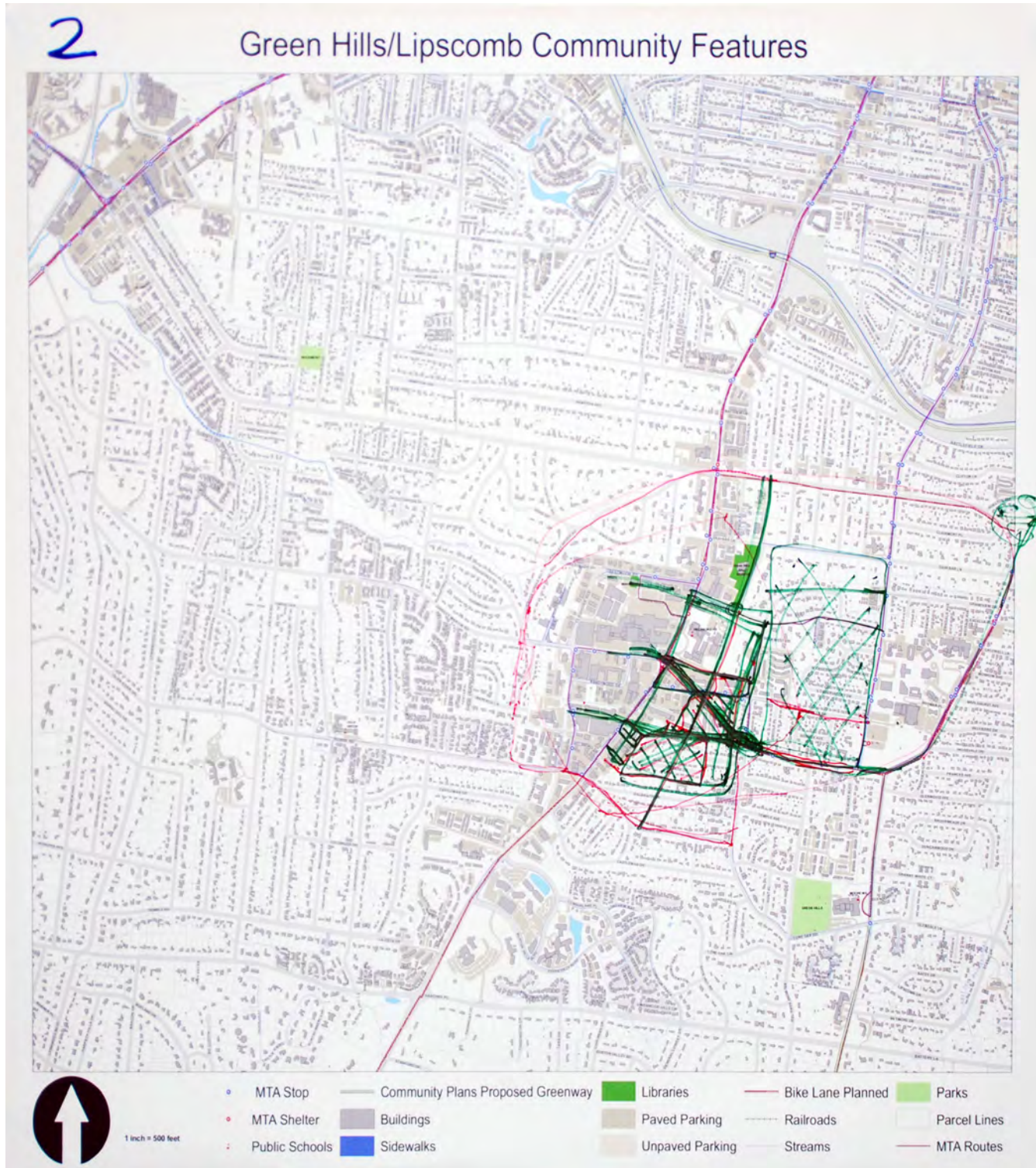
Outdoor nightlife, cafes, dining and drinking

Community parking

Reopen closed school

"Continue to make it better"

GROUP TWO: MAP



IDENTIFIED 'CORE': Green Hills

GROUP TWO NOTES

TOP FIVE things that add to more livable core:

1. Transportation and connectivity
 - East and west connector with a shuttle through neighborhoods to West End
 - Wide, comfortable, attractive sidewalks
 - Bikeways (circular route around the whole area)
2. Communication with art and culture
 - Central place
 - Green space
3. Visual connections
 - Tree canopy
 - Gateway
4. Housing Stock
 - Young families
5. Greenway
 - Provide a route around the core of Green Hills; promotes health
 - Hillsboro High School - \$23M, has hired an architect
 - Needing more park availability and space

Social opportunities

- Cultural art center and Festival

BRT from Downtown to the Mall & other areas

- What would the impact be for existing residents?
- Would enhance community, reduce in and out traffic; less traffic

Residential & commercial Green Hills - Combine shopping & living

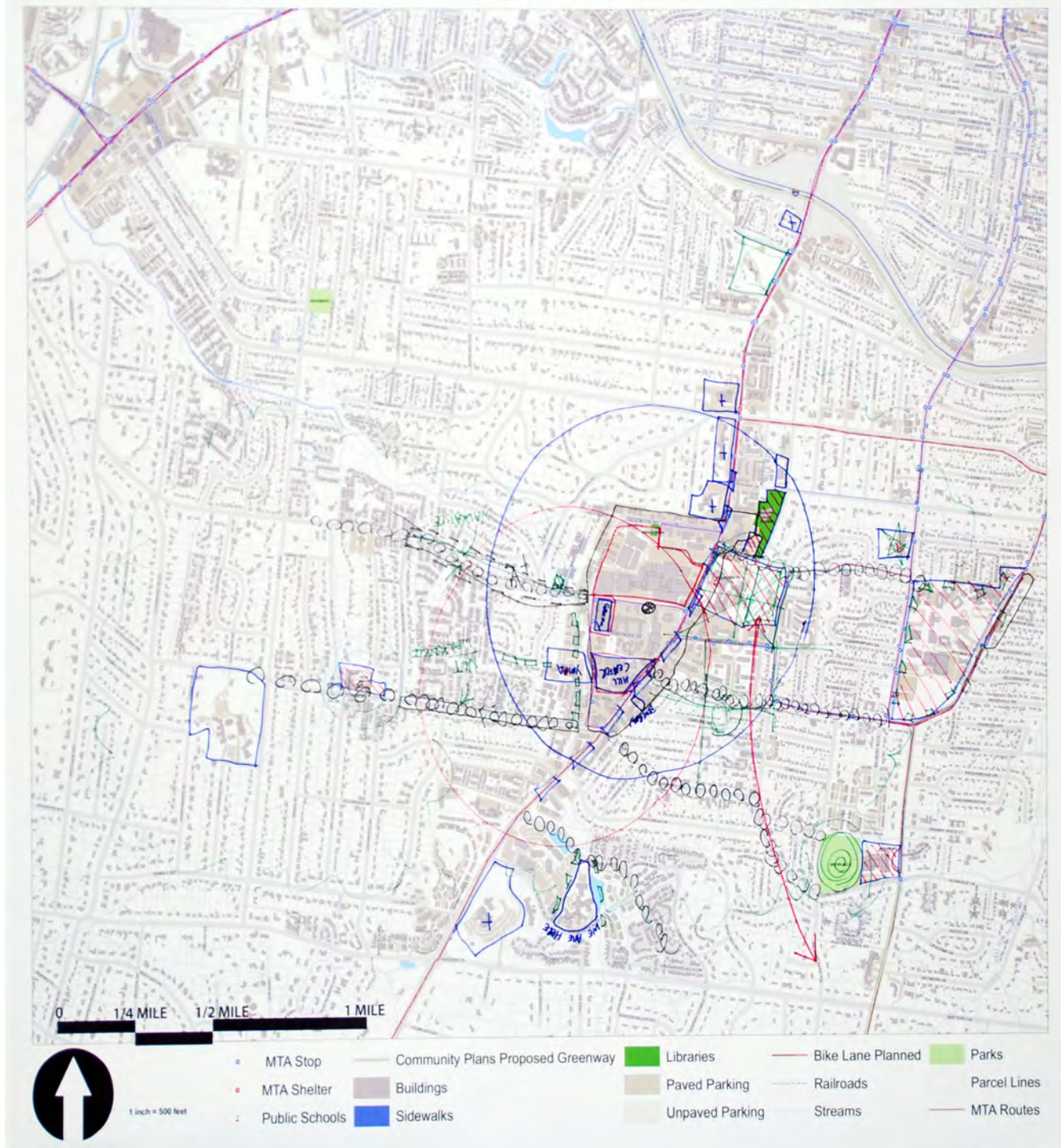
- Urban community, viable unique
- Mixed-use condos & commercial - Naples, FL example
- Involve residents
- Add green space wherever we can
- Money is an issue - partner with state & community
- Green roofs and vertical Gardens

Radnor & Warner Parks are major assets but need more smaller parks closer to Green Hills core

Offer a Festival or major event that shows the character of Green Hills

GROUP THREE : MAP

3 Green Hills/Lipscomb Community Features



IDENTIFIED 'CORE': Green Hills

GROUP THREE NOTES

TOP FIVE things that add to more livable core:

1. Green Space
 - Hillsboro High School
 - Green Hills Park
 - Under-utilized
2. Sidewalks - should exist on all major roads feeding into Green Hills.
3. Walkability (Partial access)
 - Ease to and from
 - Hobbs sidewalks vs Abbot Martin
4. Night life access
 - Outdoor venues
5. New Infrastructure
 - Connect to other communities
 - Accessibility

Social Offerings - "Meet me at the....?"
YMCA, Bluebird, Hill Center, Library, etc.

Community Aesthetics
Look of culture

Housing
Range of housing types

Active Lifestyle + Interaction

Health
Farms + Fresh foods

Safety
Public home + Visual / limited connectors

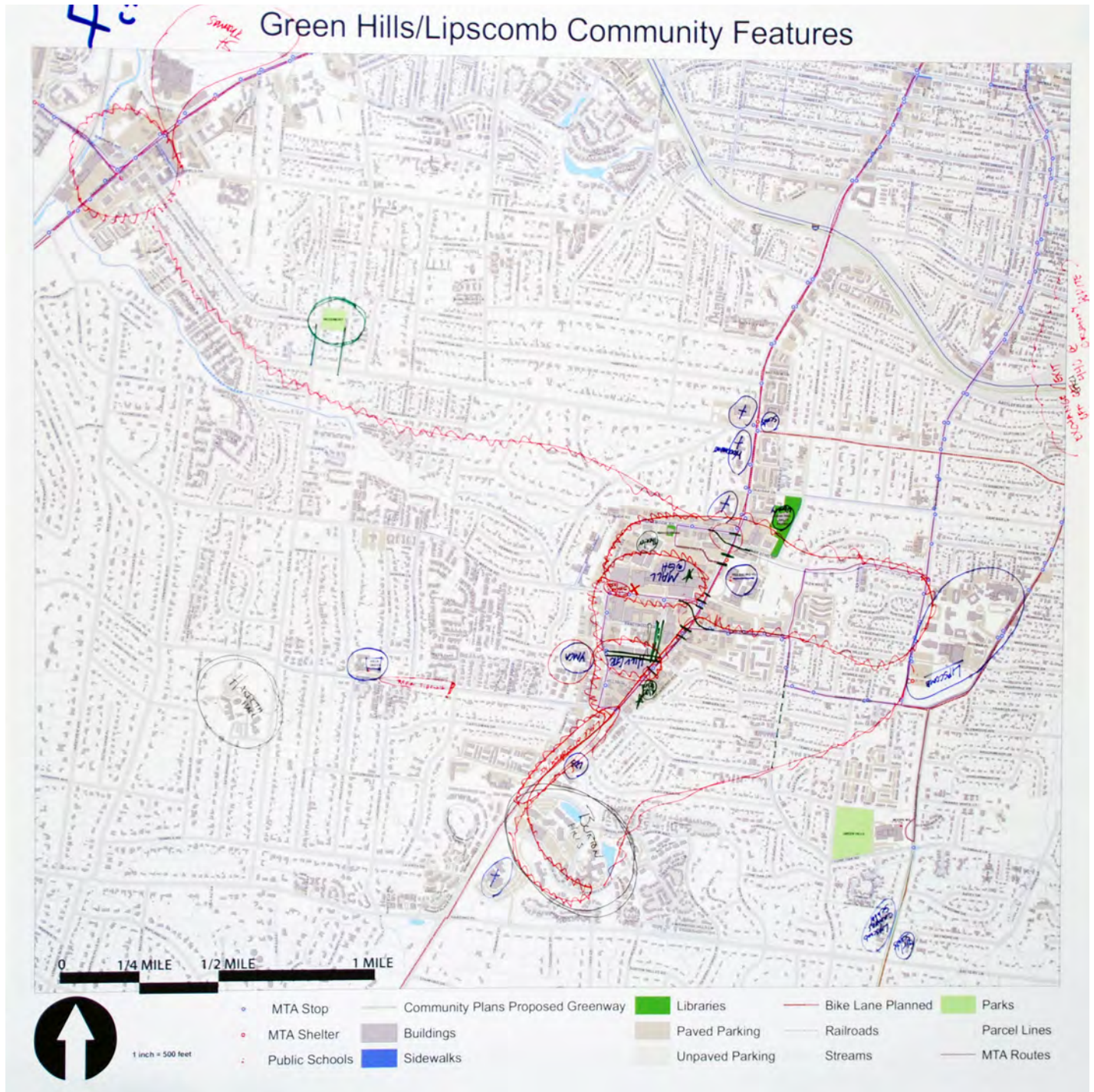
Transportation
Cars, bikes, buses, taxis

Employment
Self-employment of services

Environment
Recycling, trees, green - options

Miscellaneous
What's special about Green Hills?

GROUP FOUR: MAP



IDENTIFIED 'CORE': Green Hills

GROUP FOUR NOTES

TOP FIVE things that add to more livable core:

1. Better utilize green space and open space (Hillsboro High School & JT Moore Middle School)
2. More, better sidewalks
3. More inter-parcel access between single-use lots
4. More entertainment with nightlife activities
5. Introduce new infrastructure to improve traffic accessibility from other areas. Strengthening places, streets, etc.

"Tear down the high school and re-place with a park" OR utilize the large amount of green space that surrounds the school as a community amenity

"we don't need to re-invent the wheel; improve what we love."

Underground power lines

Connectability/ walkability- more access and connectivity between spaces, sidewalks, crosswalks (safety)

Connect Green Hills core to Burton Hills

Need connected places to walk (non – destination) - Lipscomb, most neighborhoods, Burton Hills

New sidewalks on Hobbs like those on Abbott Martin

New sidewalk at Mall - Dillards to connect to intersection

Connect Bandywood to Hill Center

"If I am going to walk I am going to go outside this area"

Connector route - Lipscomb University to The Green Hills Mall to Burton Hills to West End

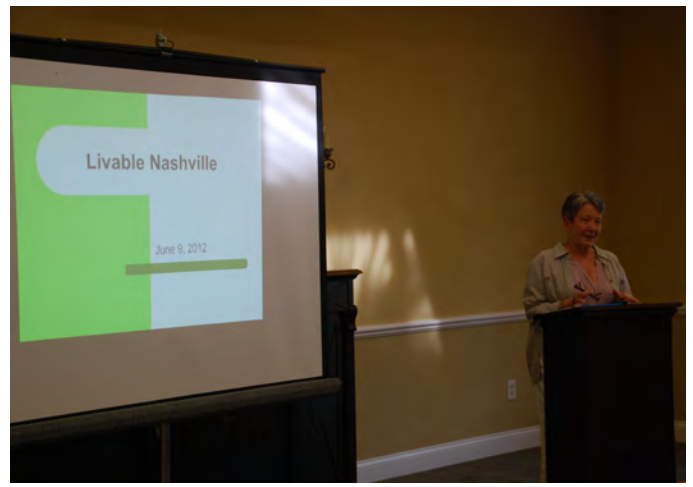
Intersection Issues

Connect streets - Realign Streets

Expanding greenways & add pocket parks

Festival!!!

Add Blue Bird Café as center as center of festival



WORKSHOP PHOTOGRAPHS



COMMUNITY RECOMMENDATIONS

Green Hills is a regional shopping center for all of Davidson County, and the surrounding communities and counties of Middle Tennessee. As a result, it must function as both a neighborhood for its residents, and a regional destination. These dueling purposes can cause significant conflicts related to the desire to increase traffic flow yet also create safe and walkable streets.

Following is a list of recommendations for the Green Hills area to become a better, safer area to live, travel, shop and play.

1. The safety of Green Hills is mainly defined by the amount of traffic that flows through the area. With new, safer sidewalks, it will be easier for residents in the area as well as visitors to get around.

Ideas from the groups include:

- i. Realign Streets to help increase connectivity and pedestrian safety
- ii. Install more sidewalks similar to the ones along Abbot Martin and Glen Echo
- iii. Connect Burton Hills to the Core of Green Hills with sidewalks
- iv. Create a greenway path around the Core of Green Hills that would serve the dual purpose of defining the commercial district while creating a recreation opportunity and active pedestrian transportation

2. The Hillsboro High School (directly across from the Green Hills Mall) was a popular suggestion during the Livability Charette. Groups recognized the potential for making the school's common area a more public space that is usable to the overall community after school hours.

Ideas from the groups include:

- i. Playground area
- ii. Walkways that connect to the sidewalks
- iii. Picnic tables and benches
- iv. Community access for concerts or community events

3. Bus routes were identified as significant factors for making Green Hills a more convenient place to navigate. The route currently travels up Hillsboro Pike to Broadway into Downtown Nashville. A new bus route could be extremely beneficial for the transportation of residents and visitors in Green Hills if connected to Lipscomb University, the neighborhoods surrounding Green Hills, and West End Avenue/Harding. This type of "connector" route has been successful in Madison, and could work effectively for the Green Hills community – especially if the East-West BRT Connector project is implemented.

4. Consider increasing mixed-use density (including significant residential housing) within the Core of Green Hills. New residents will be more likely to use public transit and increased pedestrian facilities like sidewalks and greenways. Many people also talked about the need for a hotel in Green Hills to accommodate regional travelers.

PAST NCDC VISUALIZATIONS



In 2006, at the request of the West Area Business Council (a volunteer organization formed of members of the Nashville Area Chamber of Commerce), the Nashville Civic Design Center conducted a short study, producing the visualizations above showing an existing view of Hillsboro Road, and what Hillsboro Road could look like with better streetscaping, less signage and no overhead powerlines.

LIVABLE COMMUNITY:

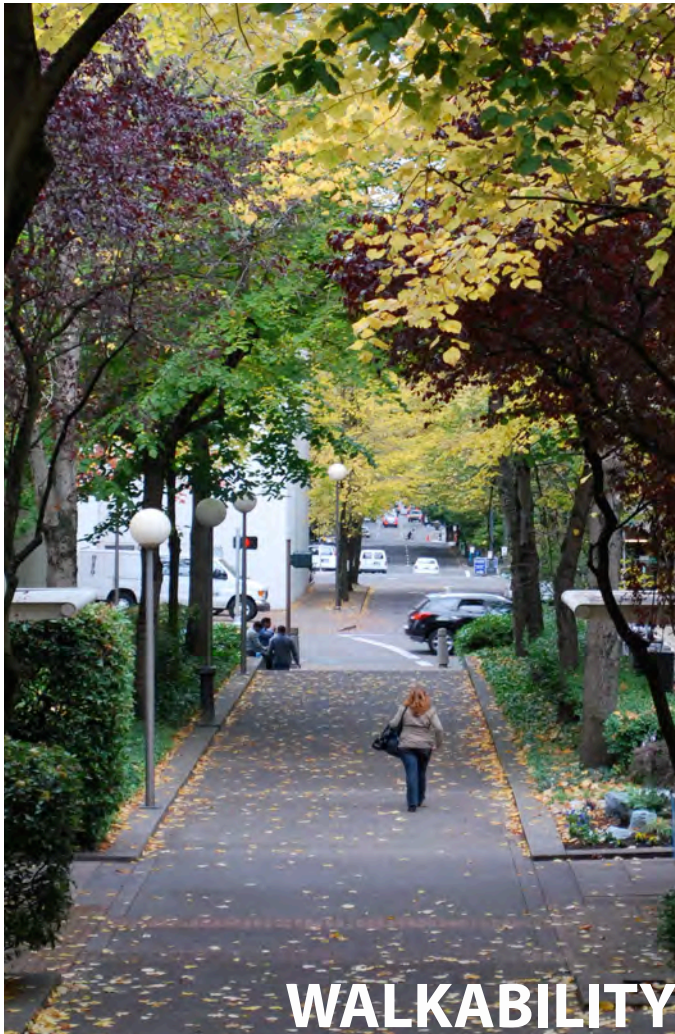


Photo Source: SitePhocus

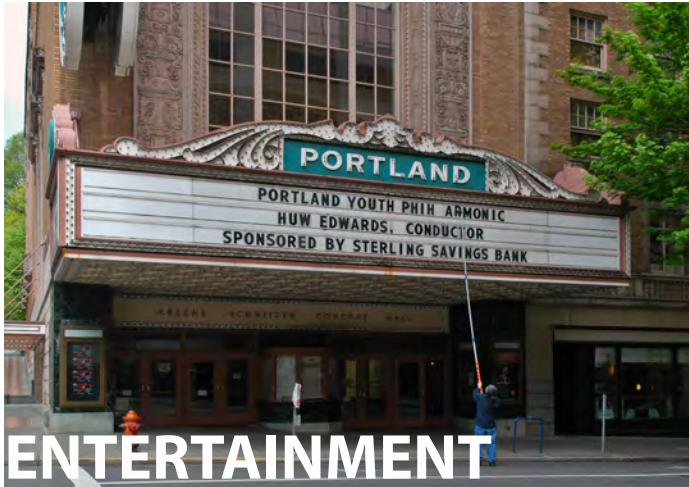


Photo Source: SitePhocus



Photo Source: SitePhocus

IDEA TOOLBOX



ENTERTAINMENT

Photo Source: SitePhocus



ACTIVE LEARNING

Photo Source: SitePhocus



CONVENIENCE

Photo Source: SitePhocus



HEALTHCARE



HOUSING TYPES

Photo Source: SitePhocus

LIVABILITY CORE CHECKLIST

The Livability Core Checklist is a scoring system to help create a greater understanding of a community's livability assets and needs. The checklist is a tool that allows anyone to rank a list of needs for a community for both the immediate and long-term future and effect change to build a more livable community.

(1) SOCIAL OFFERINGS - "MEET ME AT THE..."

- ☐ Destinations, places to meet (e.g. landmarks, coffee shops, playgrounds, Visitor Center)
- ☐ Night life (including cinema, performing arts and music, restaurants, bars and coffee shops that are open until 10:00 or later)
- ☐ Fun things to do for all ages and physical abilities
- ☐ Festivals and events
- ☐ Libraries
- ☐ Places of Worship

(2) COMMUNITY AESTHETICS

- ☐ Open spaces, parks, pocket parks, greenways - "Getting in touch with nature without getting in my car."
- ☐ Local history and historic/ cultural places preserved
- ☐ Community planning and guidelines in place that encourage good design
- ☐ Buried power lines
- ☐ Neighborhood signage
- ☐ Public art
- ☐ Various types of access to nature
- ☐ Walkable alleys that are safe, green and welcoming
- ☐ Street trees and and complete streets

(3) HOUSING

- ☐ Range of housing prices/rents
- ☐ Variety of housing types available (e.g. single family, multi-family, homeownership, rental)
- ☐ Accessibility of housing options - interiors and exteriors that accommodate residents and visitors of varying physical abilities
- ☐ Percentage of Livability Core housing that is affordable housing
- ☐ Zoning that supports small square-footage housing options (e.g. garage apartments)

(4) ACTIVE LIFESTYLES AND SOCIAL INTERACTION

- ☐ Recreational opportunities, both organized and informal
- ☐ Clubs and organizations (e.g. neighborhood associations, bridge and book clubs)
- ☐ Volunteer opportunities that engage and provide meaning for various age groups
- ☐ Technology-supported ways for residents to be in touch with what is going on in the community and with each others
- ☐ Residents, visitors and workers within the Core can connect through the internet
- ☐ Senior Center(s)

(5) HEALTH

- ☐ Indoor and outdoor exercise/sports facilities and walking tracks/paths (fitness clubs, community centers, basketball and tennis courts, swimming pools, greenways)
- ☐ Hospital and/or clinics nearby
- ☐ Farmer's market(s)
- ☐ Grocery stores/markets of varying size (both chain and locally owned)
- ☐ Access to locally grown produce and meat products
- ☐ Pharmacies and health food stores
- ☐ Living at home services, private and/or non-profit (e.g. 'Meals on Wheels, home care providers)
- ☐ Technology that makes Metro Health Dept's health portal accessible

(6) SAFETY

- ☐ Nearby police station
- ☐ Low actual crime rate
- ☐ Active Neighborhood Watch program
- ☐ Good streetscape design including pedestrian-scaled street lighting and well-lit public spaces
- ☐ Nearby fire station
- ☐ Sidewalks and street crossings in good repair and allow for use of mobility equipment (e.g. wheelchairs and strollers) / sidewalks that connect destinations and make walking safe

(7) TRANSPORTATION

- ☐ Non-automobile transportation options available (e.g. bus, rapid bus transit, neighborhood bus circulator, Access Ride, bike lanes, rail for residents and workers)
- ☐ Safe, comfortable waiting areas for bus/rail transit with bike lockers/racks
- ☐ Bike sharing/rental and sharing/rental of other transportation vehicles available

(8) ENRICHED EDUCATION AND EMPLOYMENT

- ☐ Full and part-time employment placement services available
- ☐ Public and private schools that rank above average
- ☐ Technical/ trade schools
- ☐ Adult classes available
- ☐ Technology and other resources accessible that support self-employment, home offices and telecommunicating

(9) ENVIRONMENT

- ☐ Curbside recycling and/or recycling services
- ☐ Community gardens
- ☐ Tree canopy that contributes to aesthetics and/or provides shade established and maintained
- ☐ Green roofs
- ☐ Drainage and storm water issues under control

(10) MISCELLANEOUS

- ☐ Physical features that contribute to "personality" or character of the neighborhood/community
- ☐ Section of a major thoroughfare identified where a historic or culture center could be developed (e.g. Charlotte Pike, Gallatin Pike) that slows traffic, is pleasant to pedestrians and offers retail and entertainment venues
- ☐ Plans in process for developing an historic or cultural center in the Core
- ☐ Post office and/or mailboxes

LIVABILITY CORE CHECKLIST

The Livability Workshop Report was developed and produced by the Nashville Civic Design Center (NCDC). This report was prepared by Tyler McSwain (TN State University) urban studies Intern, and edited by Gary Gaston, Design Director.

The information included in this report are the results from the Livability Public Charrette organized by the Nashville Civic Design Center.

The NCDC would like to give special thanks to Vice Mayor Diane Neighbors and Kate Monaghan for their support and contributions in creating this report.

The NCDC would also like to extend thanks to the facilitators of the livability public workshops: Meghan Scholl, Brent Hunter, Ron Yearwood, Stephanie McCullough and Julia Landstreet

And thanks to the staff at Burton Hills for their gracious hospitality, and Eileen Katcher with Katcher Vaughn Bailey Public Relations for helping publicize the meeting.

Questions and comments may be directed to:

LIVABILITY PUBLIC CHARRETTE
Nashville Civic Design Center
138 Second Avenue, Suite 106
Nashville, TN 37201
(615) 248 - 4280 voice
gary@civicdesigncenter.org

The Nashville Civic Design Center is a 501(c)3 non-profit organization founded in 2000, whose mission is to elevate the quality of Nashville's built environment and to promote public participation in the creation of a more beautiful and functional city for all.



Nashville Civic Design Center
138 Second Avenue, Suite 106
Nashville, TN 37201
www.civicdesigncenter.org